



**City of  
Ipswich**

- **1 Response to Petition:**

**Request for Sound Barrier - Redbank Motorway Industrial Estate**

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**To Mayor Teresa Harding; Councillors for Division 3: Marnie Doyle, Andrew Fechner**

**Re: Growth, Infrastructure and Waste Committee Meeting of 9<sup>th</sup> Feb 2023**

**Comments in respect of Business Outstanding: item 1: Response to Petition**

As affected Moggill residents, we wish to provide the following comments in respect of the published agenda item.

We feel that the true extent of the issues has not been highlighted. We have tabled these in point form to keep it as brief as possible:

- The report mentions a 200M separation buffer, *but does not highlight the fact that the buffer is primarily across water*. Fact is that our Noise consultant informs us, that when the river is flat, it would make for a perfect sound reflector.
- A large diesel generator plant supplying the Coles complex has been built in close proximity to residential developments. *This generator plant does not appear on any of the plans submitted to Council*. I should add that this plant has been the subject of many noise complaints. – Our Noise consultant recommends that we request a “Please Explain” to the Ipswich City Council and Goodman on how and why this plant was allow to be installed.
- In the past, Goodman has generally been extremely slow to act on any noise complaints. A faulty air conditioner plant generating very high levels of high frequency noise on the Coles complex took weeks to rectify. Other Noise issues have taken months and some, literally, years to resolve. Some noise issues are still ongoing. I have been in meetings with residents at which the husband and wife of a family are both literally in tears because of the ongoing torment created by reversing beepers along with other noise issues (day and night)
- Our Noise consultant also pointed out that Large Cover Panels shown on the development plans submitted to Council, to screen the large roof-mount HVAC systems on the Coles complex have not been installed.
- I should add that the local residents are not against the new developments per se however, feel that there must be some active restrictions on what noise can be generated by the Redbank estate *once the complex is fully operational*. There also seems to be a few paragraphs written about which developments were approved first. I don’t have a firm answer on this point, but our house in Landing Place was built in 2003.

It’s likely that one of two of the residents will be attending the meeting tomorrow, so you would be welcome to ask any further questions in person.

Thanking you in anticipation,

David Collins & Ben Brown on behalf of affected Moggill residents



**ADDENDUM TO THE SUBMISSION EMAILED EARLIER TODAY**

**From: David Collins & Ben Brown on behalf of affected Moggill residents**

**To Mayor Teresa Harding; Councillors for Division 3: Marnie Doyle, Andrew Fechner**

**Re: Growth, Infrastructure and Waste Committee Meeting of 9<sup>th</sup> Feb 2023**

**Additional Comment in respect of Business Outstanding: item 1: Response to Petition**

- We refer to the paragraph headed *Planning Awareness* which states:

*"The residents who have lived and have been moving into this area in Moggill, Priors Pocket and Bellbowrie may likely not have been aware of the proposed development near them and were not prepared for the development that has ensued. This is a reflection on the awareness of planning and planning schemes and their importance in considering property decisions and purchasing land. It is observed that at times, individuals may do more research on a used car in comparison to the research undertaken when buying land."*

This final comment by the writer is a personal one and is an unreasonable assumption to hold in the circumstances, and certainly a personal opinion that should not be part of a formal report to Council.

Further, there is no relevant recommended search listed in the Queensland Law Handbook in respect of Searches Regarding Property Information Before Settlement (<https://queenslandlawhandbook.org.au>) that identifies a need to consider searches outside the relevant local authority.

Neither is it one recommended, considered or raised by any local solicitor undertaking conveyancing in the western suburbs, (being from Kenmore to Moggill), as confirmed by the fact that not one single resident that has signed the petition to Council, or has otherwise been affected by the RME development, was or became aware of the proposed development, at the time of purchase of their property.

It is difficult to request a search in respect of an adjoining local authority when you, quite reasonably in the circumstances, have no standard or normal means of being aware of such need, prudent or otherwise.

Contact: David Collins